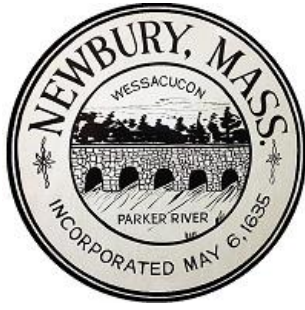




Town of Newbury
Municipal Town Offices
12 Kent Way
Byfield, MA 01922
Phone: 978-465-0862
Fax: 978-572-1228

**PUBLIC NOTICE POSTING REQUEST
TO OFFICE OF TOWN CLERK AND TOWN WEBSITE**

BOARD/COMMITTEE/ORGANIZATION: Planning Board

DAY of WEEK/DATE: Wednesday, November 5, 2025

TIME: 7pm

ADDRESS:

- ☐ Newbury Municipal Offices, 12 Kent Way, Byfield, MA 01922
- ☐ Newbury Firemen's Hall, 3 Morgan Avenue, Newbury, MA 01951
- ☐ Newbury Town Library, 0 Lunt Street, Byfield, MA 01922
- ☒ **Other: VIRTUAL MEETING VIA ZOOM**

ROOM:

- ☐ Newbury Municipal Offices, 2nd Floor Hearing Room
- ☒ **Other: VIRTUAL MEETING VIA ZOOM**

Join Zoom Meeting

<https://us02web.zoom.us/j/83271413056>

Meeting ID: 832 7141 3056

Passcode: 108790

One tap mobile

+13092053325,,83271413056# US

+13126266799,,83271413056# US (Chicago)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

PURPOSE: Semi-Monthly Planning Board Meeting; Public Hearing (continuance) for 2-8 Old Point Road (Sunset Club) Level II Site Plan Review; Public Hearing (continuance) for 34 Central Street Level II Site Plan Review in Multi-Family Overlay District

SUBMITTED BY: Kristen Grubbs, Planning Director

ALL PUBLIC NOTICE POSTING REQUESTS MUST BE FILED WITH THE TOWN CLERK AND TIME STAMPED AT LEAST 48 HOURS PRIOR TO THE MEETING TIME FOR POSTING ON THE MUNICIPAL BULLETIN BOARD (in accordance with the provisions of MGL 30A §18-25). Note: 48 HOURS PRIOR TO THE MEETING DOES NOT INCLUDE ANY HOURS ON A SATURDAY, SUNDAY OR LEGAL HOLIDAY. MUNICIPAL OFFICES ARE CLOSED ON FRIDAYS.

Newbury business hours are Monday/Wednesday/Thursday 8AM-4PM and Tuesday from 8AM-7PM. Faxed or e-mailed

postings must reach the Town Clerk's office during business hours 48 hours prior to the meeting, not including the days noted above.

MEETING NOTICES WILL ALSO BE INCLUDED ON THE TOWN OF NEWBURY'S (www.townofnewbury.org) WEBSITE.

In accordance with Chapter 2 of the Acts of 2025, which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until June 30, 2027, this public meeting is being conducted remotely. It will be recorded and will be broadcast live through local access cable Channel 9, on ZOOM, and at <https://newburytv.wixsite.com/tncvtv> , and the recording will be available on the Newbury Access YouTube Channel.

Agenda

Call to Order

7:00 Opening Statement from Chair

7:05 Planner's Report

7:10 Planning Board Meeting Minutes

- October 8, 2025
- October 15, 2025

7:15 Public Hearings:

Public Hearing (continuance): 2-8 Old Point Road Level II Site Plan Review Application for as-built constructed changes to the approved Site Plan of record and a proposed new 40' x 40' Pavilion Structure at the Sunset Club at 2-8 Old Point Road (Assessors Map U02-0-153A); Owner: The Cottages Commercial, LLC, Vincent Godin, Manager; Applicant Representative: Stephen Sawyer P.E., Millenium Engineering, Inc.
Applicant has requested a continuance to December 3, 2025.

- **Public Hearing (continuance): 34 Central Street Level II Site Plan Review** Application for Newbury Heights, a 44-unit Multi-Family development in the Newbury Zoning Bylaw Section 97-4.G. MBTA Communities Multi-Family Overlay District at 34 Central Street (Assessors Map R19-0-19); Owner: Melody and Robert Pritchard; Applicant: Massachusetts Housing Opportunities Corporation, LLC.

8:00 Old Business

- **100 High Road Definitive Subdivision** – Review and approval of F-1 performance/security agreement. Property Owner: 100 High Road, LLC; Applicant Representative: Thomas Neve

8:05 Liaison & Meeting Reports:

- ZBA
- Conservation Commission
- MVPC

Adjourn

***Note:** The matters listed above are those reasonably anticipated by the Chair to be discussed at the meeting. This Agenda may be updated or revised after initial posting. Not all items listed may in fact be discussed, and other items not listed may be brought up for discussion to the extent permitted by law. Except for scheduled public hearings, times given for discussion of agenda items are approximate and are subject to change.*